



**BRADY
GROUP**

AGRICULTURAL CONSULTANTS | LAND AGENTS

For LEASE

162 acre Dairy Unit

at

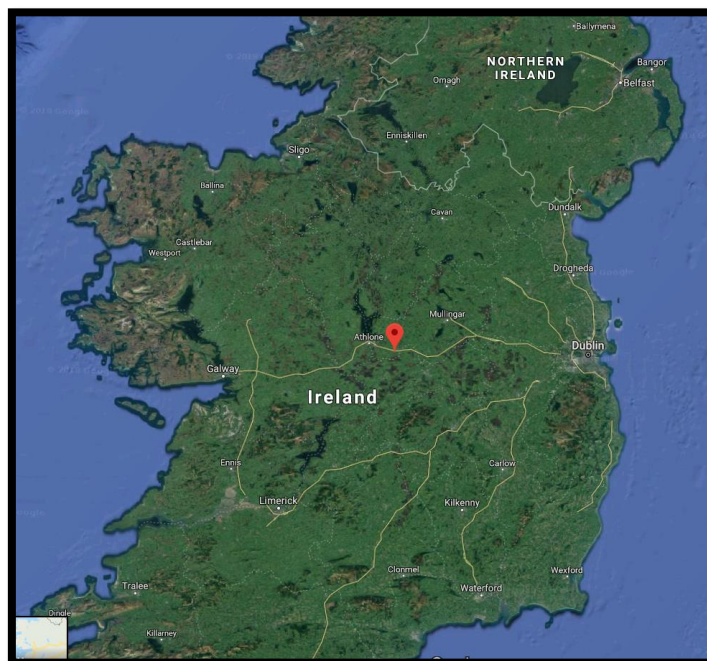
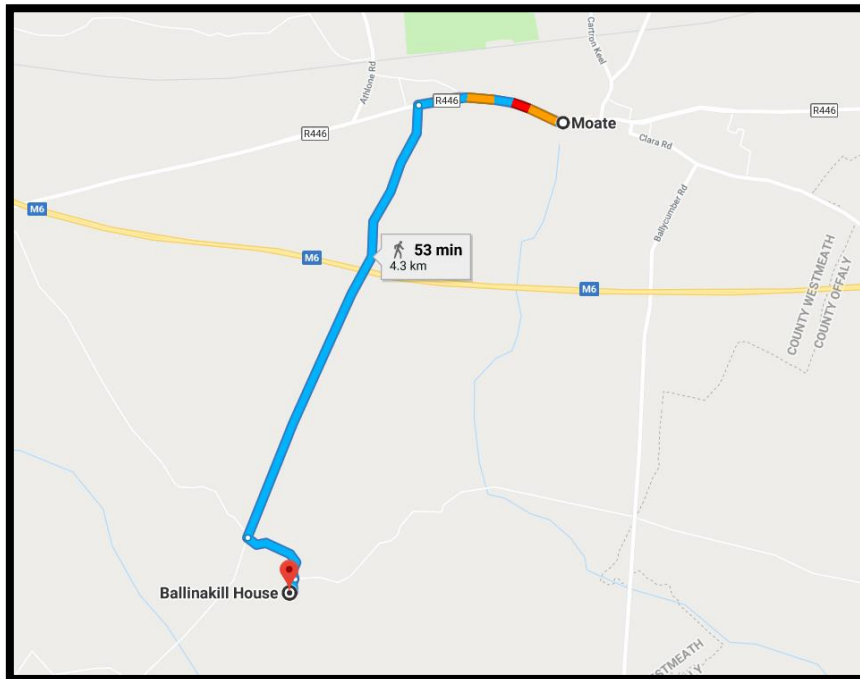
Ballinakill, Moate. Co. Westmeath. N37 FX20



SOLE AGENT

Location

- The farm is in County Westmeath, approximately 4.3km south of Moate in between Athlone (18 km) and Kilbeggan (21 km).
- The farm is easily accessed from the M6 motorway with Dublin just over 100 km away.
- The address for satellite navigation is Ballinakill, Moate, Co Westmeath. N37 FX20.



Farm Details

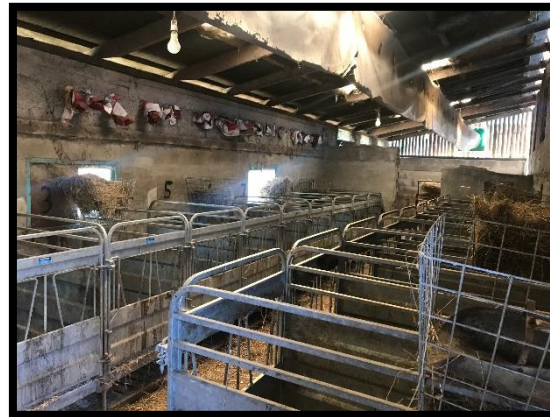
- 162 acre fully operational dairy unit.
- Quality land all laid down to grass.
- Well farmed with good grass seeds and soil fertility.
- Easily accessed with excellent farm roadways and farm underpass.
- Well-developed paddock fencing system, serviced with piped water from a bored well.
- The farm is low lying being just 66 metres above sea level.



Buildings and Farmyard

- 16 unit Gascoigne milking parlour with new ACR's.
- Computerised field to yield feed system.
- Cow & heifer cubicles 217 as follows:
 - Cubicle house 1: 78 cubicles
 - Cubicle house 2: 37 cubicles
 - Cubicle house 3: 32 cubicles
 - Cubicle house 4: 32 cubicles
 - Cubicle house 5: 28 cubicles
 - Cubicle house 6: 10 cubicles
- All slurry storage in slatted tanks.
- Open walled silage pits
- Calf houses
- General purpose houses





The Process

Lease Offers:

Term: 10 years from 1st of April 2019 – 31st March 202.

Price: Quote price per gross acre, expectation of €275/acre.
€44,550 + BPS Entitlements

Reviews: 5 yearly on 1st April 2024.

Payment: Monthly (20th of Month) by standing order.

Financial and Technical Vetting of Lessees:

- Financial vetting will be part of the process for those on the latter stages of the bidding process.
- Confidentiality assured.

Accounts: Financial accounts for 2017, 2016 & 2015.

Codes: ICBF & Milk Purchaser access codes.

Banking: Letter of support from bank and/or accountant.

BPS Entitlements:

- The lessor has 87.46 Entitlements worth approximately €242.86 each (including greening) €21,241 per annum. It is proposed to lease approximately 65 Entitlements with the farm.

Map of Holding (exact boundaries may vary slightly)



Contact Sole Agent



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PSRA LICENCE NO – 001749

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